

CLERK

U.S. BANKRUPTCY

COURT - WDPA

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE: : Bankruptcy No. 19-20824-GLT
Brenda L. Richmond, : Chapter 13
AKA Brenda L. Thompkins :
Debtor : Related to Document No. 108
: :
Brenda L. Richmond : Hearing Date: May 31, 2023
AKA Brenda L. Thompkins : at 9 AM
Movant : Response Due: May 18, 2023
v. :
: :
Park Building, LTD :
Respondents : :

**ORDER ON MOTION FOR AVOIDANCE
OF JUDICIAL LIEN**

AND NOW, to wit, this 22nd day of May, 2023 on Motion of the Debtor for Avoidance of Judicial Lien it is hereby:

ORDERED, ADJUDGED, AND DECREED that the Judicial Lien of the Respondent, Park Building, LTD, docketed at GD-02-000821 in the Court of Common Pleas of Allegheny County in the face amount of \$75,881.85 is hereby avoided pursuant to §522(f)(1)(A) as a lien **on the Debtor's real estate located at 1204 Robinia Drive, Pittsburgh, PA 15221, block and lot 173-S-160.**

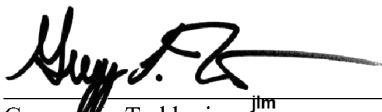
IT IS FURTHER ORDERED that the Debtor may record this Order with the Court of Common Pleas of Allegheny County to evidence the fact that the lien of the Respondent, Park Building, LTD, is avoided and does not lien or impair their interest in the real estate above.

Movant shall serve a copy of this Order and the Motion on the respondent(s), their counsel, the Trustee, and the U.S. Trustee. Movant shall file a certificate of service within three (3) business days.

Prepared by: Matthew Brennan, Esq.

DEFAULT ENTRY

Dated: May 22, 2023



Gregory L. Taddio jm
Chief United States Bankruptcy Judge

In re:
Brenda L. Richmond
Debtor

Case No. 19-20824-GLT
Chapter 13

District/off: 0315-2
Date Rcvd: May 22, 2023

User: auto
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol **Definition**

+ Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 24, 2023:

Recip ID	Recipient Name and Address
db	+ Brenda L. Richmond, 1204 Robina Drive, Pittsburgh, PA 15221-1355

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
15009098		Park Building, LRD, c/o Weltman, Weinberg, and Rei

TOTAL: 1 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 24, 2023

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 22, 2023 at the address(es) listed below:

Name	Email Address
Brian Nicholas	on behalf of Creditor Bayview Loan Servicing LLC, a Delaware Limited Liability Company bnicholas@kmllawgroup.com
Christopher A. DeNardo	on behalf of Creditor Nationstar Mortgage LLC logsecf@logs.com
Jeffrey Hunt	on behalf of Creditor Peoples Natural Gas Company LLC ecfpeoples@grblaw.com PNGbankruptcy@peoples-gas.com
Jeffrey R. Hunt	on behalf of Creditor County of Allegheny jhunt@grblaw.com
Jeffrey R. Hunt	on behalf of Creditor City and School District of Pittsburgh jhunt@grblaw.com

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User: auto

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Total Noticed: 1

Keri P. Ebeck

on behalf of Creditor Duquesne Light Company kebeck@bernsteinlaw.com
jbluemle@bernsteinlaw.com;kebeck@ecf.courtdrive.com

Lorraine Gazzara Doyle

on behalf of Creditor Nationstar Mortgage LLC ldoyle@logs.com logsecf@logs.com

Maria Miksich

on behalf of Creditor Community Loan Servicing LLC f/k/a Bayview Loan Servicing LLC mmiksich@kmllawgroup.com

Matthew M. Brennan

on behalf of Debtor Brenda L. Richmond attorneymatthewbrennan@gmail.com

Office of the United States Trustee

ustpregion03.pi.ecf@usdoj.gov

Ronda J. Winnecour

cmeclf@chapter13trusteewdpa.com

S. James Wallace

on behalf of Creditor Peoples Natural Gas Company LLC ecfpeoples@grblaw.com Equitablebankruptcy@peoples-gas.com

TOTAL: 12